

# Planning Commission

Official Public Notice



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## PUBLIC NOTICE

The City of Greenville, South Carolina  
Public Notice

To: Property Owners, Owners of property located within 500 feet of the following Applications, and Neighborhood Association Representatives.

From: Planning and Development Staff

Subject: Upcoming Applications for May 21, 2020, Planning Commission Meeting

Date mailed: May 6, 2020

The City of Greenville Planning Commission will hold a Virtual Public Hearing on Thursday, May 21, 2020, at 4:00 PM via Webex, for the purpose of considering the following Applications.

**Public meetings will be hosted online and can be accessed at [greenvillesc.gov/meeting](http://greenvillesc.gov/meeting) using the password meetnow or can be viewed at the designated remote viewing location (Greenville Civic Center, 1 Exposition Drive, Room 102). Instructions to access the virtual meeting or access the remote viewing location are included at the end of this notice.**

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OLD BUSINESS

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**A. Z-18-2019**

Application by City of Greenville for a REZONE of approximately 79.74 acres located along ASBURY AVE, BIRNIE ST, BROAD ST, DELANO DR, GIBBS ST, HUDSON ST, HYDE ST, N MARKLEY ST, MARTIN ST, MAYBERRY ST, MAYFIELD St, RILEY ST, WASHINGTON ST, and WESTFIELD ST to UPND, Unity Park Neighborhood District (see project documents for TM#s)

Documents:

[Z-18-2019\\_PUBLICNOTICEPACKET\\_MAY.PDF](#)

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**B. SN 20-027**

Application by Drew Parker for a STREET NAME CHANGE and NEW STREET NAME located near ECHOLS ST and PETE HOLLIS BLVD for a previously approved subdivision

Documents:

[SN 20-027\\_PUBLICNOTICEPACKET\\_MAY.PDF](#)

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NEW BUSINESS

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**A. Z-2-2020**

Application by Arbor Engineering Inc. for a STORMWATER MANAGEMENT VARIANCE on 1.32 acres located at 317 WILKINS ST from Sec. 19-7.7.3 and Sec. 19-7.7.4. (TM#s 0095000800500; 0106000200300)

Documents:

[Z-2-2020 PUBLIC NOTICE PACKET.PDF](#)

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**B. AX-4-2020**

Application by Jerry Blassingame for an ANNEXATION of total 0.896 acre located at D ST and SHAW ST and REZONE from R-M20, Multifamily residential district, S-1, Services district, and R-7.5, Single-family residential district, in Greenville County to RM-2, Single and multifamily residential district and RDV, Redevelopment district, in the City of Greenville (TM# 0150001301200; 0150000901100; 0150000901000; 0150000900900)

Documents:

[AX-4-2020\\_PUBLICNOTICEPACKET\\_MAY.PDF](#)

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**C. MFD 14-257M**

Application by Base 360 General Contractors for Phase 2 of a MULTI-FAMILY DEVELOPMENT on 2.85 acres located at 350 MOHAWK DR to include 5 condominium units (TM# 0189010100801)

Documents:

[MFD 14-257M PUBLICNOTICEPACKET.PDF](#)

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**D. SD 19-021**

Application by Robert Julian for a SUBDIVISION on 0.65 acre located at KEITH DRIVE from 1 LOT to 2 LOTS (TM#s 0193030101004)

Documents:

[SD 19-021\\_PUBLICNOTICEPACKET.PDF](#)

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**E. SD 20-003**

Application by Davis & Floyd for Bridgeport Estates Phase 2-5 SUBDIVISION on 81.9 acres located at DALLAS RD from 1 LOT to 153 LOTS (TM# M010020101500)

Documents:

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You are invited to review documents relating to these applications before the public hearing. Application materials are posted online at [HTTP://WWW.GREENVILLESC.GOV/PC](http://www.greenville.org/PC). You may contact the Planning Office at (864) 467-4476 for more information. Application materials are subject to change.

In some cases the applicant may be required, as part of the application process, to hold a neighborhood meeting before the application is heard by the Commission. Property owners within 500' of the application site would then be notified by mail. A property owner that directly abuts the proposed project or owners of 20% of parcels within 500' may also request a meeting. Contact the Planning and Development Office for further instructions.

Following the public hearing, the Planning Commission will act upon the applications. The Commission's actions for the following types of applications constitute a Recommendation to the City Council:

- Matters pertaining to the Comprehensive Plan
- Amendments to the text of the Land Management Ordinance (Zoning/Land Development Regulations)
- Amendments to the Zoning District Map (including 'Planned Developments' and 'Flexible Review Districts') – Item(s) A (Old Business) and B (New Business)
- Variances to the Stormwater Management Ordinance
- Planning-related studies and plans

The City Council will consider these items at scheduled, public Meetings (two readings of an ordinance to either approve, or disapprove, a proposal are required). You will not receive a separate notice of those meetings, but you are invited to attend and register with the City Clerk if you wish to comment upon an Application at the Meeting(s). You may contact the City Clerk's Office at (864) 467-4441 to verify the date of the City Council Meeting or refer to the meeting schedule reflected on the City's web site ([WWW.GREENVILLESC.GOV](http://www.greenville.org)).

The Commission's action for the following types of applications constitutes a Decision of the Planning Commission (i.e., no further actions are required):

- Matters pertaining to the Design and Specifications Manual
- Approval of Land Development Permits (Major Subdivisions and Multifamily Residential Development proposals) – Item(s) C, D, and E (New Business)
- Approval of Final Development Plans for 'Planned Developments'
- Street name changes – Item(s) B (Old Business)
- Variances to the Stormwater Management Ordinance – Item(s) A (New Business)
- Appeals from the Decisions of the Administrator relative to the Design and Specifications Manual, or sections 19-6.7 through 19-6.10 of the Land Management Ordinance

#### **Public Comment Instructions**

You will have the opportunity to voice your comments prior to the virtual meeting or during the public hearing portion of the live virtual meeting.

#### **Procedure for Public Comment PRIOR TO Virtual Meeting**

You may submit written comments to: Planning & Development Office, PO Box 2207, Greenville, SC 29602, by fax at (864) 467-4510, or by email at [PLANNING@GREENVILLESC.GOV](mailto:PLANNING@GREENVILLESC.GOV).

Written comments must be received by 2PM Friday before the hearing in order to be given adequate time for consideration by the commission before the hearing. Comments received after 2PM Friday will be provided to the commission at the hearing. Please reference the application number and include your name and address on all correspondence. All comments will be made part of the public record.

### **Procedure for Public Comment DURING Live Virtual Meeting**

1.The Planning Commission Chair will read through each agenda item and call for a list of names who wish to speak during public comment. The public shall communicate directly with the Planning Staff Liaison if they wish to speak on the specific agenda item.

2.The Planning Staff Liaison will take a list of names, which will be called in order at the time of the specific agenda item, to provide public comment.

3.The Planning Staff Liaison will communicate directly with the public during the public portion of each item to provide comments on the specific agenda item.

4.Each member of the public shall provide their comments when their name is called by the Planning Staff Liaison.

5.Each member of the public will have 3 minutes to speak on the specific agenda item. When speaking:

- Begin by clearly stating your name and address for the record. Please spell your name if it is prone to be misspelled. The 3-minute timer will start after you provide this information.
- Please do not repeat information already presented by someone else and avoid off-topic statements. Those who wish to share similar concerns are encouraged to appoint a spokesperson to speak on behalf of the group.
- Direct all comments and questions to the chairperson, who will respond or direct the question to the appropriate party for response.

6.The Planning Staff Liaison will continue through the list of names until all members of the public who wished to speak on the specific agenda item have had an opportunity.

7.Once all names are called and public comment provided, the public portion for that specific agenda item will be closed.

### **Webex Virtual Meeting Instructions**

#### **Steps for Online Access**

1.Visit [greenvillesc.gov/meeting](http://greenvillesc.gov/meeting). You can also go to [greenvillesc.gov](http://greenvillesc.gov) and click on ONLINE MEETING.

2.Join Event: Planning Commission Regular Meeting 5/21/2020

Enter your: First Name

Enter your: Last Name

Enter your: Email Address

Enter the event password: meetnow

Click: Join Now

#### **Steps for Phone Access**

1.Dial: +1-415-655-0002

2.Enter Access Code: 717 266 846

## **Remote Viewing Instructions**

### **Steps for Remote Viewing**

A remote meeting viewing location has been set up at the Greenville Civic Center, 1 Exposition Drive, Room 102.

The City seeks input from citizens while adhering to public health and safety guidelines. All attendees at the remote viewing location will be subject to a temperature screening with a touch-less forehead thermometer. Anyone with a temperature reading above 100 degrees Fahrenheit will not be admitted. Attendees will be required to wear a covering over their mouth and nose, unless it violates a religious tenant or belief or causes difficulty breathing.